

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 02007
Stone Bridge Creek Addition

DATE: June 27, 2002

PROPOSAL: A final plat consisting of 75 lots and 8 outlots.

LAND AREA: 228.35 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 31, 20, 3 and 17 Irregular Tracts, the west half of the northwest quarter and Lot 45 Irregular Tract, all located in the NW quarter of the NE quarter and the SW quarter of Section 36, T11N, R6E, Lancaster County, Nebraska.

LOCATION: Generally located at North 14th and Humphrey Avenue.

APPLICANT: Robert Hampton
Stone Bridge Creek, LLC
6101 Village Drive, Suite 101
Lincoln, NE 68516
(402)434-5650

OWNER: Same

CONTACT: Robert Dean
Engineering Design Consultants
630 N. Cotner Blvd, Suite 105
Lincoln, NE 68505
(402)464-4011

EXISTING ZONING: R-3, Residential and I-3, Industrial Business Park

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North: Agricultural, acreages

South: Agricultural, acreages, commercial

AG, Agricultural

AG, H-4, General Commercial, H-

East: Commercial, undeveloped
West: Agricultural, acreages

3, Highway Commercial
H-3, R-3, residential
AG

HISTORY: City Council approved Stone Bridge Creek Preliminary Plat #00017 and Special Permit #1845 on **August 27, 2001.**

TRAFFIC ANALYSIS: N. 14th Street is classified as an Urban/Rural Minor Arterial, and Interstate 80 is classified as an Urban/Rural Interstate & Expressway.

ANALYSIS:

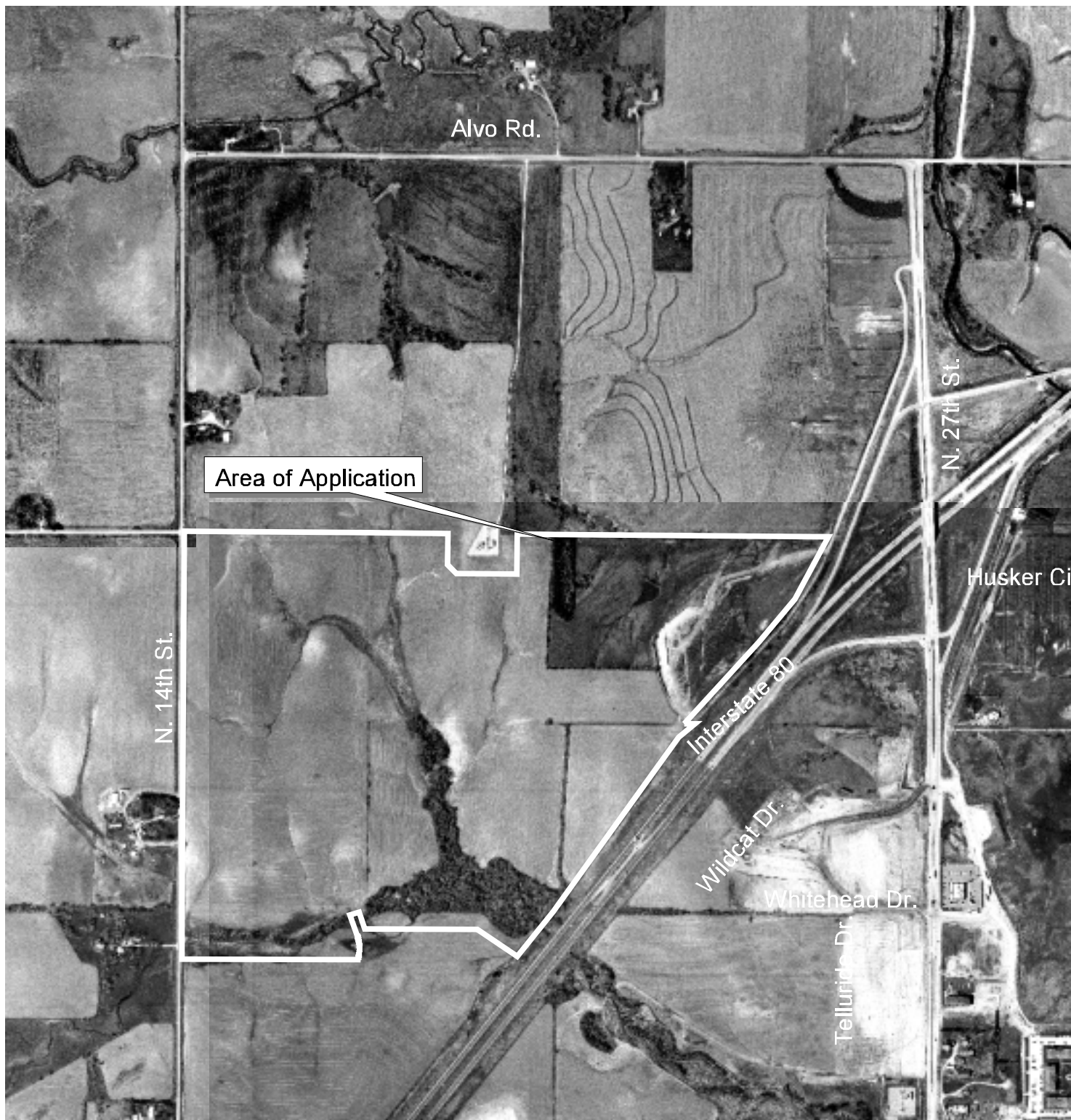
1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and a portion of the ornamental lighting. Agreement for Escrow of Security Funds have been accepted for the completion of sidewalks, the remaining portion of the ornamental lighting, street trees and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

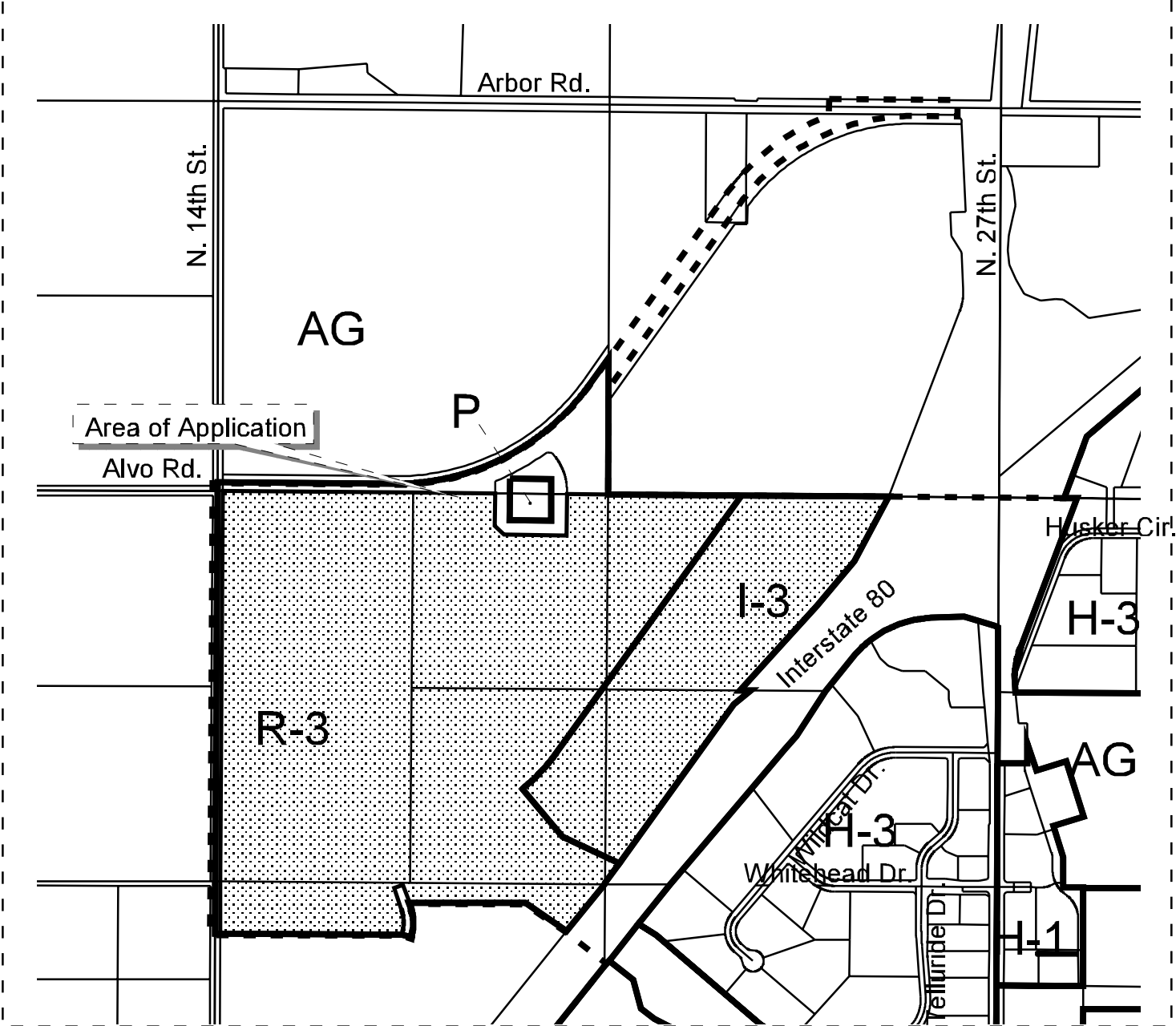
Becky Horner
Planner

attachments: Technical information.

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Final Plat #02007
Stone Bridge Creek Addition

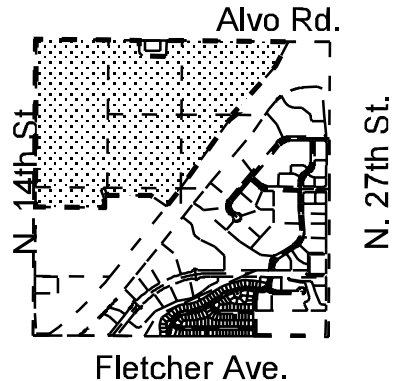
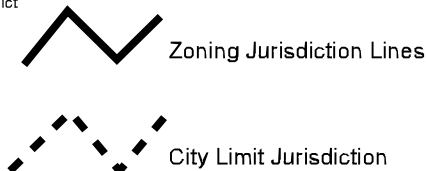


Final Plat #02007 Stone Bridge Creek Addition

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

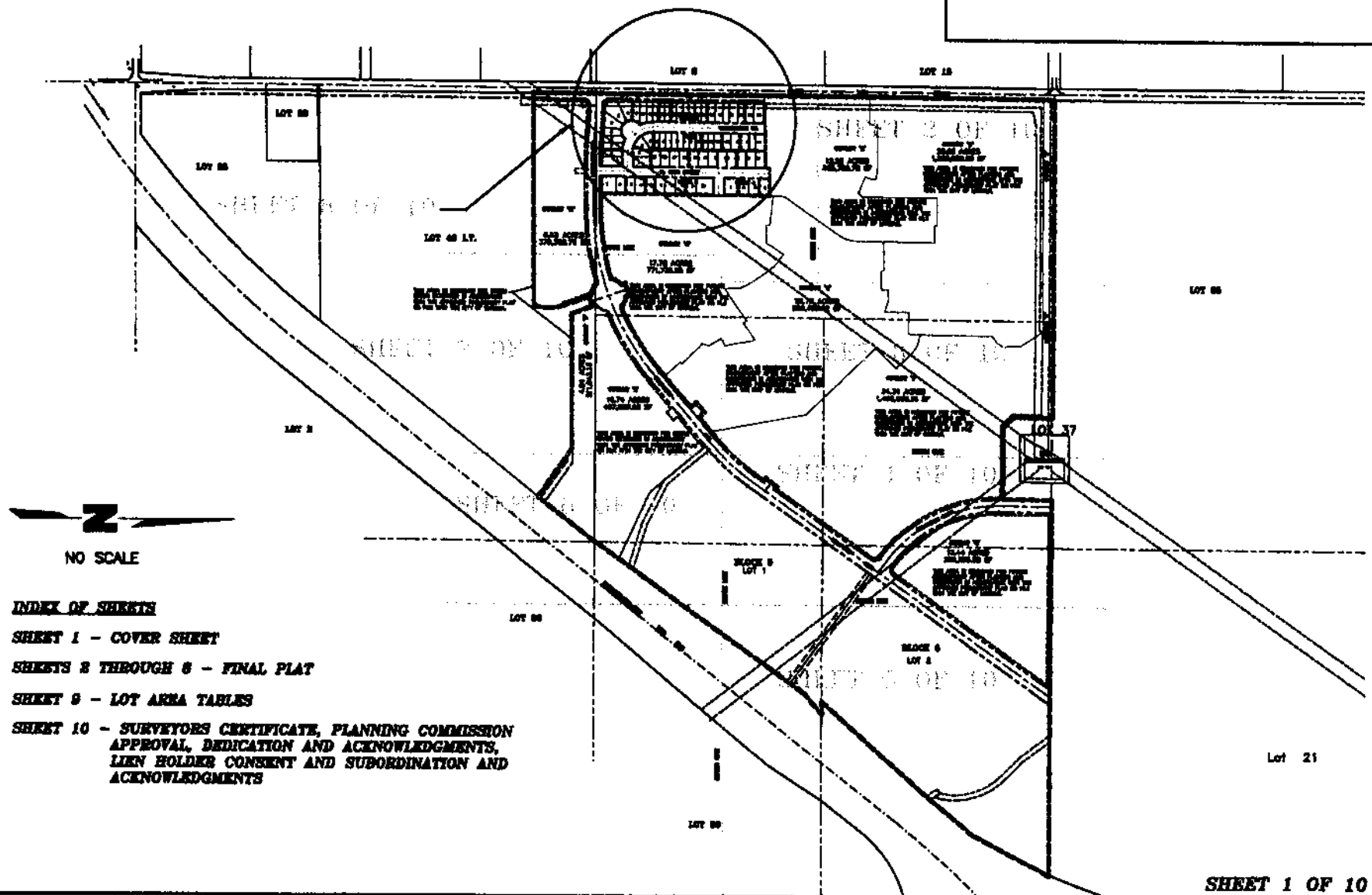
One Square Mile
Sec. 36 T11N R6E



STONE BRIDGE CREEK ADDITION

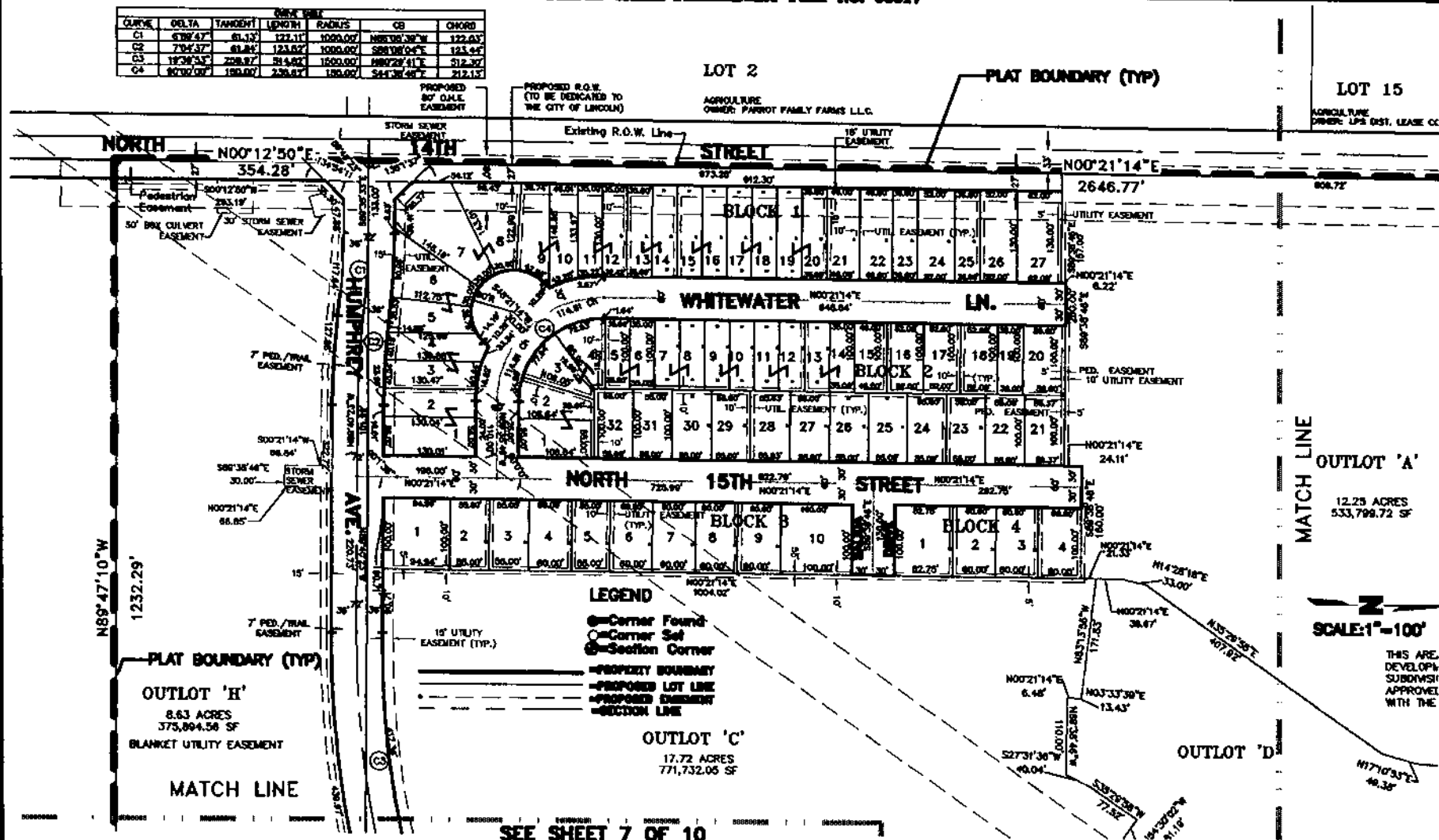
FINAL PLAT

BASED ON STONE BRIDGE CREEK PRELIMINARY PLAT NO. 00017



BASED ON STONE BRIDGE CREEK PRELIMINARY PLAT NO. 00017

DATA SHEET						
CURVE	DELTA	TRANSIT	LENGTH	RADIUS	CB	CHORD
C1	57°45'	61.33	122.11	1090.00'	MINUS 30.36"	122.65'
C2	77°45'	61.84	123.62	1090.00'	MINUS 04°45'	123.44'
C3	18°35'	208.87	218.58	1500.00'	MINUS 41.1"	212.30'
C4	90°00'	180.00	230.67	180.00'	SACRED 45°	212.15'



SEE SHEET 2 OF 10

SHEET 8 OF 10



630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

March 5, 2002

Becky Horner
Planning Department
County-City Bldg.
555 So. 10th Street
Lincoln, NE 68508

Re: Stone Bridge Creek Addition
Final Plat, EDC Project # 01-056

Dear Becky:

Enclosed are 15 prints of the above referenced Final Plat, a check in the amount of \$850.00 for the application fee, the completed application form, and one set of prints reduced to 8 1/2" x 11". The proposed plat is generally located City of Lincoln, Lancaster County, Nebraska and more particularly described in the Surveyor's Certificate. The city Treasurer is preparing the tax status form and Capitol Title is preparing an ownership certificate.

The proposed plat consists of 75 lots and 8 outlots. The owner and developer of this property is Robert Hampton, Stone Bridge Creek, L.L.C., 6101 Village Drive, Suite 101, Lincoln, NE 68516, telephone number 402-434-5650.

Please contact me if you have any further questions or require additional information.

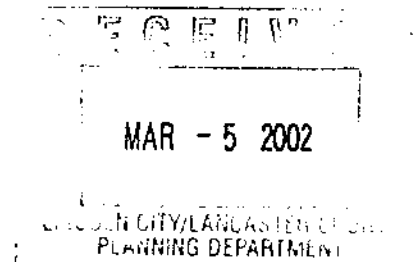
Sincerely,

A handwritten signature in black ink, appearing to read "R. Dean", written over a horizontal line.

Robert L. Dean
Principal

RLD/kle

cc: Bob Lewis



M e m o r a n d u m

MAR 15 2002

LINCOLN CITY / ASTER COUNTY
PLANNING DEPARTMENT

To: Becky Horner, Planning Department

From: Charles W. Baker, Public Works and Utilities *CHB*

Subject: Final Plat #02007, Stone Bridge Creek Addition

Date: March 15, 2002

cc: Allan Abbott
Roger Figard

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Final Plat for Stone Bridge Creek Addition located at North 14th north of I-80. Public Works has the following comments:

- Executive Orders have been written for the residential area that was called "Original Addition" and the commercial area called "Stone Bridge Creek." The following report will indicate the additions as such.
- Storm Sewer - The storm sewer system approved with the preliminary plat is satisfactory. An estimate of \$182,300 for the commercial area and \$17,900 for the residential have been calculated in conjunction with proposed executive orders for the cost of the construction of the storm sewers within this addition. *TH = \$ 200,200*
- Street Paving - The street paving approved with the preliminary plat is satisfactory. An estimate of \$814,200 for the commercial area and \$192,300 for the residential have been calculated in conjunction with proposed executive orders for the cost of the construction of the street paving within this addition. *TH = \$ 1,006,500*
- Water Mains - The water mains approved with the preliminary plat are satisfactory. An estimate of \$115,000 and \$492,450 for the commercial areas and \$56,000 for the residential have been calculated in conjunction with proposed executive orders for the cost of the construction of the water mains within this addition. *TH = \$ 663,450*
- Sanitary Sewers - The sanitary sewer system approved with the preliminary plat is satisfactory. An estimate of \$172,900 and \$279,000 for the commercial areas and \$80,000 for the residential have been calculated in conjunction with proposed executive orders for the cost of the construction of the sanitary sewers within this addition. *TH = \$ 531,900*
- Ornamental Lighting - An estimate of \$100,800 for the commercial area and \$34,000 for the residential have been calculated in conjunction with proposed executive orders by Lincoln Electric System for the cost of the installation of the ornamental lighting for this addition. *TH = \$ 134,800*

Becky Horner
Page 2
March 15, 2002

- Sidewalks - A \$49,500 bond should be required for the construction of the sidewalks for the commercial area adjacent to Lots 1, 2 and 24. A \$59,600 bond will be required for the residential sidewalks within this addition and \$11,700 for the sidewalks on the east side of North 14th Street adjacent to Block 1. *THE \$11,700.00*
- Survey Markers - A \$6,200 bond should be required to guarantee the placement of the permanent survey markers within this addition.
- Street Signs - A \$690 bond should be required for the installation of the street signs for this addition.
- The area shown as Lot 24 I.T. must be platted as a lot or a roadway system with utilities and the other necessary improvements will be required to the south from Humphrey Avenue.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved

Stone Bridge Creek Add

PROJECT NAME

6-5-02

DATE

FP 02007 Resub

NUMBER

FINAL PLAT

(12 COPIES minimum)

LETTER

PLAT

DISTRIBUTION

City Engineer's Office		
Public Works - Survey Check - Barnie Blum	/	/
L.E.S. - Theobald (3)		
L.E.S. - Hennessy		
Altel Communications - Al Schroeder-401 S. 21 st St.		
Parks & Recreation- Canney		
Building & Safety (where existing buildings)		
County Engineer (County plats only)		
Post Office - Ron White		
Duncan Ross- Antelope Valley Project		
Ray Hill		
Planner/Pre Plat:		

JUNE 27, 2002 BLB - OK

Please review the attached plans and return your comments to me by

June 10, 2002

(10 days from submittal)

Please review this application relative to the minimum improvements which your department has responsibility, and please provide the surety amount for those improvements.

Becky Horner

PROJECT PLANNER

If you have any questions, need additional information or cannot meet the deadline, please let me know.

Phone # 441-7491 FAX # 441-8377

JUNE 10, 2002 BLB

- TANGENT LENGTH FOR CURVE C21 IS INCORRECT

- PLAT DOES NOT CLOSE. LEGAL ON PLAT DIFFERS FROM INFORMATION PROVIDED BY EDC.

- ARC LENGTH FOR CURVE C20 IS INCORRECT

SJT - SHT. 8 - LINE RUNNING THROUGH BLK 1 & BLK 2, REMOVE IT

- BLK 1, LOT 9 DIM TOO LONG

- CURVE C1. BEARING SHOULD BE W, NOT E

SHT 3 - IS THIS A CURVE?, WHERE IS DATA?

SHT 6 - ADD DIMENSION

SHT 7 - DIMENSIONS AND STREET NAME

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SHT. 4 - DIMENSIONS, STREET NAME?

INTER-DEPARTMENT COMMUNICATION

CITY OF LINCOLN PARKS & RECREATION DEPARTMENT

DATE: May 27, 2002
TO: Becky Horner
SECTION: Planning
FROM: Steve Nosal
SUBJECT: Stone Bridge Creek Addition Final Plat #02007

The Lincoln Parks and Recreation staff have reviewed the above and have the following comments to make.

- 1.) The landscape bond amount for the Stone Bridge Creek Addition Final Plat #02007 is as follows according to the landscape plan dated 4/1/02

STREET TREES

<u>STREETS</u>	<u>QTY.</u>	<u>SIZE/TREE</u>	<u>PRICE*</u>	<u>COST</u>
N. 14th St.	41	1"cal.B&B or cont. Acer ginnala "Flame Amur Maple" [single stem]	220.00	9020.00
Humphrey Ave.	22	1"cal.B&B or cont. Acer rubrum "Red Sunset Maple"	220.00	4840.00
N. 15th St.	28	1"cal.B&B or cont. Fraxinus pennsylvanica "Patmore Ash"	220.00	6160.00
Salida Dr.	4	1"cal.B&B or cont. Tilia cordata "Rancho Linden"	220.00	880.00
Whitewater Ln.	37	1"cal.B&B or cont. Acer ginnala "Flame Amur Maple" [single stem]	220.00	<u>8140.00</u>
TOTAL.....				29040.00

LANDSCAPE SCREE.

N. 14th St.	37	4'-5' B&B or cont. Euonymous alata "Winged Euonymous"	150.00	5550.00
N. 14th St.	20	3 gal. Rhus glabra "Smooth Sumac"	50.00	1000.00
N. 14th St.	23	4'-5' B&B or cont. Juniperus scopulorum, "Cologreen Juniper"	220.00	<u>5060.00</u>
TOTAL.....				\$11610.00

*Includes labor and materials for planting.

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF02026**

Address

Job Description: **STONE BRIDGE CREEK ADDITION**

Location: **STONE BRIDGE CREEK ADD**

Special Permit: **N**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **BECKY HORNER**

Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE** **BOB FIEDLER**

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

MAR - 6 2002